

**STILLWATER COUNTY PLANNING BOARD MINUTES
OF MEETING**

Wednesday, August 3rd, 2022 at 7:00p.m.
West Annex Conference Room
431 Quarry Rd, 59019

BOARD MEMBERS PRESENT: Curtis Jacobs, Rob Harper, Bob Van Oosten, and Jerry Edwards

BOARD MEMBERS NOT PRESENT: Carolyn Hutson, Ray Karls, Gary Enstrom

OTHERS: Jeremy Eaton, Engineering West

STAFF: Forrest Mandeville and Christine Baker

I. CALL TO ORDER. Bob presided as temporary Chair and called the meeting to order at 7:00 p.m.

A. Public Comments. Nothing at this time

B. Disclosures of Conflicts of Interest and Ex-Parte Communications. Nothing at this time.

II. MINUTES:

A. Minutes: Jerry made a motion to approve the draft minutes from the June 1st, 2022, County Planning Board Meeting, Rob seconded; with all in favor motion passed.

III. NEW BUSINESS

A. Downing Subdivision

- i. **Staff Overview:** Forrest provided the staff report for the proposed Downing Subdivision. Engineering West, on behalf of Robert Downing, submitted a preliminary plat application and materials for the proposed Downing Subdivision. The proposed subdivision consists of 3 lots ranging in size from .855 to 6.096 acres in size. There are existing homes on two of the proposed lots. The proposed subdivision is located on Pope Road, about 500 feet south of the intersection with Highway 10, approximately 2 ½ miles northeast of Park City. The property is legally described as being Tract A-2 of COS 280990, situated in the SE ¼ of Section 16, T 2 S, R 23 E, Stillwater County, Montana. Forrest informed the Board of a possible new DEQ approval that would allow a butcher shop of Lot 2, which could have unknown impacts on local services as such use was not contemplated in the review of the subdivision. The butcher shop projected 30 beef a month, 15 hogs, and up to 100 wild game a month. This butcher shop would be a commercial operation and require a Conditional Use Permit. Forrest discussed the possible difficulty in approving this application as it has inaccurate information relating to the new DEQ approval. The applicant was unaware of the butcher

shop DEQ approval as the future lot 2 owner, Tom Behr had hired an independent engineering firm and submitted the DEQ application that now conflicted with the DEQ approval shown on the original pre-plat application. Forrest read public comment from some of the adjacent landowners who were concerned about the possible butcher shop.

- ii. **Board Discussion:** Bob stated that he felt that there was no reason to hold up this subdivision as he felt that it can be conditionally approved. Bob suggested conditionally approving so that the subdivision is limited to residential use as indicated in the original subdivision application. Curtis agreed there was no reason not to move forward. Jerry made a motion to add the condition that this subdivision shall be limited to residential use to ensure the final plat complies with the uses as submitted and reviewed as part the preliminary plat application, Curtis seconded; motion passed.

VI. ADJOURN: Rob made a motion to adjourn the meeting at 7:47 p.m., Jerry seconded; motion passed.

The next meeting will be on September 7th, 2022 at 7:00 p.m. at the West Annex in the Conference Room.

Prepared by Christine Baker, Planning